



## **MINUTES**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~April 24, 2014 at 7:00 pm**

**Place 1 Michelle Stephenson - Vice Chair  
Place 2 Joel Wixson  
Place 3 Jason Anderson**

**Place 4 Sid Sokol  
Place 5 Richard Allen  
Place 6 Betty Saenz  
Place 7 Jeff Seiler - Chair**

1. Call to Order  
**Meeting called to order at 7:04 pm.**
2. Roll Call  
**All Commissioners were present except Commissioner Sanez.  
Commissioner Wixson arrived at 7:05**
3. Approval of Minutes:
  - a. Regular Planning & Zoning Meeting: April 10, 2014  
**Motion made by Commissioner Anderson to approve the minutes,  
seconded by Commissioner Sokol. Motion passed unanimously**
4. Director's report to P & Z Commissioners on actions taken by the City Council  
**Tom Yantis, Director of Development Services, reported on actions that  
were taken by the City Council at their April 17th, 2014 meeting on items  
that were recommended from the P & Z Commission. He also reminded**

**the P & Z Commissioners of Joint work session with City Council on May 6<sup>th</sup>, at 6:00 pm.**

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizen wished to speak.**

<b>Public Hearing</b>
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6. Subdivision Case 14-FP-006: Hold a public hearing and consider action on the Travisso, Section 1, Phase 2 Final Plat for 122.674 acres more or less; TCAD Parcel 382583 and 513809; generally located to the northeast of the intersection of RM 1431 and Travisso Parkway, more specifically located to the northeast of the intersection of Travisso Parkway and Venezia View; Travis County, Texas. Applicant/Agent: Samuel Kiger on behalf of Travisso, Ltd.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions.**

b) Applicant Presentation

**Heath Melton was present for questions.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.**

**S.A. Kovacs – Against**

**Laura Yambrick – Against**

**Kevin Kearney – Against**

**Dale Petty – Against**

**Marvin Wolverton –Against**

**Domi Schutz – Against**

**Glenn Goulet – Against**

**Jim Hefty – Against**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Discussion took place**

f) Consider Action

**Commissioner Sokol moved to table the Final Plat until the next P & Z meeting, Commissioner Allen seconded the motion. Motion passed 5 to 1. (Seiler opposed)**

7. Zoning Case #14-Z-001: Hold a public hearing and consider action on the rezoning of two parcels of land located along Ronald Reagan Boulevard on the east side, south of High Lonesome Trail and north of CR 264 for 5.52 acres more or less. Parcels #R473782 and R032342. Currently, the property is zoned Interim SFR-1-B (Single-Family Rural) and SFS-2-B (Single-Family Suburban). The property is proposed to be zoned GC-3-B (General Commercial), Leander, Williamson County, Texas. Applicant: SEC Planning, LLC on behalf of Phillip C. Joseph.

a) Staff Presentation

**Martin Siwek, Planner, discussed request & surrounding land uses.**

b) Applicant Presentation

**Peter Verdicchio spoke on the purpose of the zoning.**

c) Open Public Hearing

**Chairman Seiler opened the public hearing.  
No one wished to speak.**

d) Close Public Hearing

**Chairman Seiler closed the public hearing.**

e) Discussion

**Some discussion took place**

f) Consider Action

**Commissioner Wixson moved to approve the staff recommendation of the LC-2-B (Local Commercial) zoning district, Commissioner Anderson seconded the motion. Motion passed unanimously.**

8. Comprehensive Plan Case 14-CPA-001: Hold a public hearing and consider action on amendments to the Leander Roadway Plan as set forth in the Comprehensive Plan. Planning Department

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the amendments to the Leander Roadway Plan.**

b) Open Public Hearing

**Chairman Seiler opened the public hearing.  
No one wished to speak.**

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place**

e) Consider Action

**Commissioner Sokol moved to approve the amendments to the Leander Roadway Plan, Commissioner Wixson seconded the motion. Motion passed unanimously.**

9. Subdivision Ordinance Case 14-OR-001: Hold a public hearing and consider action on amendments to the Subdivision Ordinance, to add provisions for temporary stockpiling of materials, to add provisions for trail corridors, and to modify the exceptions associated with block width requirements.

Planning Department

a) Staff Presentation

**Robin Griffin, Senior Planner, discussed the amendments to the Subdivision Ordinance.**

b) Open Public Hearing

**Chairman Seiler opened the public hearing. No one wished to speak.**

c) Close Public Hearing

**Chairman Seiler closed the public hearing.**

d) Discussion

**Discussion took place**

e) Consider Action

**Commissioner Wixson moved to approve the amendments to the Subdivision Ordinance with the following addition to Article III, Section 48 (h):**

- (4) The setback requirements may be reduced by twenty-five (25%) percent if screening of the fill material is provided. Screening includes a six (6') foot privacy fence constructed of cedar with steel posts sunk in concrete. The smooth side of the fence shall face away from the fill material.**

**Commissioner Allen seconded the motion. Motion passed unanimously.**

10. Meeting adjourned at 8:33 pm

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Chairman Seiler

ATTEST:

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Ellen Pizalate, P & Z Secretary